

CITY OF SPOKANE HEARING EXAMINER

Re: Conditional Use Permit Application for) FINDINGS, CONCLUSIONS,
the expansion of a mini-storage site from) AND DECISION
7 acres to 16 acres in the Light Industrial)
zone) FILE NO. Z19-382CUP3

SUMMARY OF PROPOSAL AND DECISION

Proposal: The applicant is proposing to expand an existing mini-storage site from 7 acres to approximately 16 acres in a Light Industrial (LI) zone. In the LI zone, the maximum lot size for mini-storage facilities is 7 acres. For facilities utilizing more than 7 acres, a Type III Conditional Use Permit (CUP) is required.

Decision: Approved, with conditions.

FINDINGS OF FACT
BACKGROUND INFORMATION

**Applicant/
Owner:** Douglass Properties
c/o Steve Krum
815 E. Rosewood Avenue
Spokane WA 99208

Agent: Steve Soltys
c/o JR Bonnett
803 E. 3rd Avenue
Spokane WA 99202

Property Location: The proposed site is located at the northwest corner of SR-2 (West Sunset Highway) and Campus Drive, and includes Tax Parcel Nos. 25203.9108, 25203.9109, and 25203.9110. The address of the site is 1346 S. Campus Road, Spokane, Washington 99224.

Zoning: The property is zoned LI.

Comprehensive Plan Map Designation: The property is designated as Light Industrial in the City of Spokane Comprehensive Plan (CP).

Site Description: The site is approximately 16 acres in size. The topography of the site is generally flat. This property is bound on the south, east, and west by the City boundary and to the north by the boundary of Spokane County. The largest of the three tax parcels is currently being developed with the first phase of this proposed mini-storage complex. The parcels to the north and west of the largest parcel are currently vacant.

Surrounding Conditions and Uses: The land to the south, east, and west of the site is zoned LI. The land to the north is in Spokane County, and the zoning is Rural Traditional (RT). The property directly to the east is vacant. The majority of the properties on the south and west are

vacant as well, except for a building to the northwest owned by the U.S. General Services Administration. To the north is the Pillar Rock residential subdivision located in Spokane County. All adjacent land use designations in the City limits are LI.

Project Description: The three parcels are proposed to be developed into a total of 313,246 square feet of mini-storage space and approximately 20 parking stalls on site.

PROCEDURAL INFORMATION

Authorizing Ordinances: SMC 17C.130, Industrial Zones; 17C.350.030, Light Industrial Limited Uses; and 17G.060.170, Decision Criteria.

Notice of Community Meeting: Mailed: August 14, 2019
Posted: August 14 and 15, 2019

Notice of Application/Public Hearing: Mailed: October 9, 2019
Posted: October 10 and 18, 2019

Community Meeting: August 29, 2019

Public Hearing Date: November 7, 2019

Site Visit: November 1, 2019

State Environmental Policy Act (SEPA): A Mitigated Determination of Nonsignificance (MDNS) was issued by the City of Spokane on March 14, 2019. Any appeal of the MDNS was due on March 28, 2019. No appeal was filed.

Testimony:

Dave Compton, Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201

Steve Krum
Douglass Properties
815 E. Rosewood Avenue
Spokane, WA 99208

Exhibits:

1. Planning Services Staff Report dated 10/25/19
2. Application, including:
 - 2A General application
 - 2B Conditional use application
 - 2C Supplemental information
 - 2D Notification map application
 - 2E Site plans
 - 2F Counter complete checklist
3. Pre-Development Conference Notes dated 12/06/18
4. Request for Comments letter dated 09/10/19
 - 4A Engineering dated 09/27/19
 - 4B Planning and Development, Urban Design dated 10/21/19